



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: July 7, 2023
MEETING DATE: July 18, 2023
SUBJECT: Site Plan Review Dollar General

PROJECT NUMBER: SPR2303-01
PROJECT ADDRESS: 15XX Trumansburg Road
PARCEL NUMBER: 33.-4-3.2
ZONING: OTMU: Office and Technology
Mixed Use

INTRODUCTION

The applicant, Ithaca DNYL LLC, on behalf of the property owner, Gates Acres LLC, applied for a site plan review to construct a new 10,640± sf retail store for Dollar General with associated parking, lighting, signage, landscaping, etc. The Planning Board conducted sketch plan reviews during the April 4th and June 6th meetings, requested additional information at the last meeting, and gave direction on public hearing requirements for final site plan review.

PROCESS

Retail uses, up to 12,000gsf of building area are permitted in the OTMN zone with site plan approval per [Ulysses Town Code \(UTC\) 212-106.CC](#). The proposal is considered an unlisted action under SEQR per Title 6 of the Codes, Rules, and Regulations of New York. The project was subject to 239 review, which the County reviewed and determined the project will have a significant county-wide or inter-community impact, see Exhibit B. During this hearing, the Board will conduct a final site plan review of the proposal in respect to state and local laws and regulations.

REQUEST TO THE PLANNING BOARD

Review the information in this memo, the applicant's submission of additional materials pertaining to Board member's requested information in Exhibit A, Tompkins County 239 review comments in Exhibit B, and re-review the [03.23.2023 memo](#) for the April 4th meeting and the [05.24.2023 memo](#) for the June 6th meeting as needed.

EXHIBITS

[Exhibit A: Application Submission 06.30.2023](#)

[Exhibit B: Tompkins County 239 Review Comments](#)